

Lowell High School Construction

To: Superintendent
From: Chief Operating Officer
Date: January 12, 2023
Re: Motion Response: Status of Lowell High School Construction

Updates on LHS Construction Project [by Jackie Doherty]: Request the Superintendent provide the Committee with monthly (or more frequent as needed) updates on the status of the LHS construction project.

1. I have included a monthly report produced by the General Contractor.
2. Enclosed also pursuant to the School Committee's request is a report by the Head of School in regard to the impact of construction on the daily lives of students and employees.



Lowell Public Schools

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Head of School*

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To: Joel Boyd, Superintendent of School
From: Michael Fiato, Head of School
Date: January 12, 2023
Re: Impact on Construction Project of Staff/Students

In response to the request for information on the construction project's impact on students and staff since the start of the school year, please note the following:

Benefits

- The new gymnasium offers students and staff state of the art facilities and equipment.
- The work on the 1980 building has highlighted the multiple problems with the HVAC units supporting the 1980 building. This concern predates the project by several years. However, this attention has initiated significant troubleshooting of the units by both the building project and the city in an attempt to get them functioning as optimally as possible before they are replaced in a later phase of the project.

Concerns

- The fact that the 1980 building (with its faulty HVAC units) lost two walls of exterior air flow due to the construction negatively impacted the natural air flow from windows within the 1980 building, particularly in the interior rooms. Despite significant troubleshooting of the HVAC unit, there were several weeks of uncomfortably hot temperatures in these classrooms and the use of fans had minimal impact. The project committed to weekly air quality testing during this time period due to this issue. With the change of season the lack of sufficient heat on the canal side of the building has been a pressing concern that is still being addressed. Contractors have been working on the issues for weeks.
- The delay in stairwell J construction (far end of the 1980 building) led to work being done once the school year began. The project attempted to do the work around class time but there were numerous occasions when the banging/drilling did disturb classes.
- The removal of the back half of the 1980 building had moments that shook the 1980 building which disturbed classes in the building.
- The drilling for the new FA building and the new bridges had a negative impact with noise and shaking. Due to concerns expressed, this work was rescheduled to a 3pm to 11pm shift.
- The appearance of the construction side of the 1980 building was concerning. Installing carpeting to make for a more attractive space in these halls was delayed until the holiday break. The delay was due to water leaks due to the construction that needed to be mitigated.
- As anticipated, having just one bridge is challenging and does cause longer travel time between classes.
- Students and staff need to go outside to get to the gymnasium by way of a temporary walkway. This exterior access makes it challenging for the food service staff to move food from the kitchen in the

gymnasium to the cafeteria. Work continues on how to make it more weather tight during the winter months.

Summary

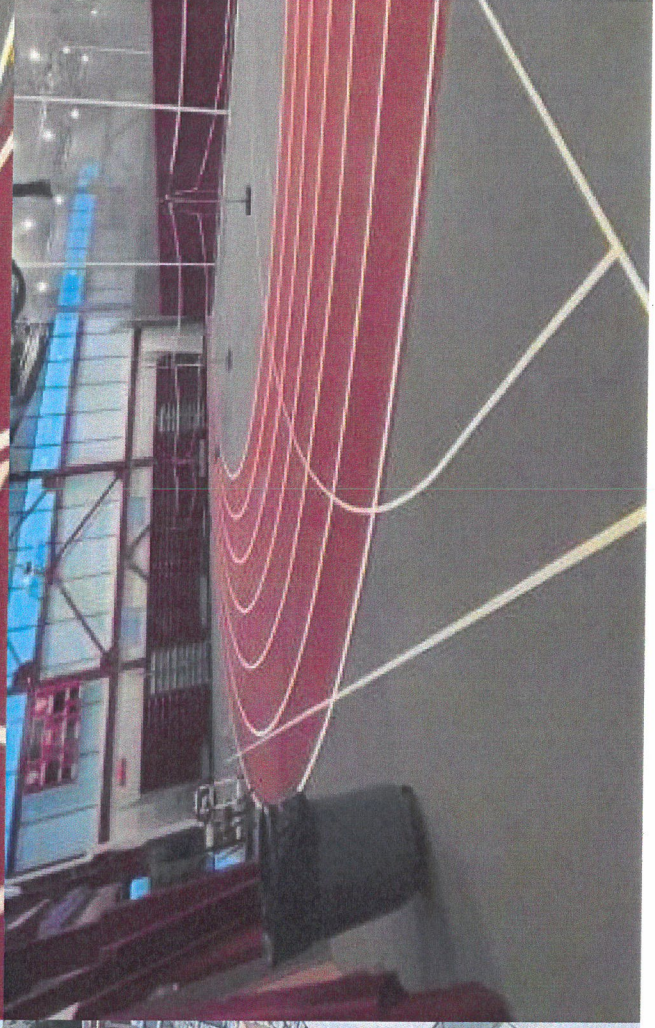
- There have been issues with air flow, noise, and vibrations due to the construction project. However, the major problems of no heat or AC and poor air flow in the 1980 building predates the construction project. Skanska as the owner project manager has been in the forefront of addressing issues as they come up and Suffolk has been responsive to concerns. When a complaint is received, the work causing the disruption is shut down in a timely manner. The high school administration is in daily contact with the project managers along with a weekly OAC meeting with all parties (school, contractors and the city). This has been a collaborative effort to ensure that the project moves forward with minimal negative impact on learning.

Phase 1 – Punchlist Status

Total Items Created: 1,600

Total Items Closed: 1,434

Total Item Open: 166



PHASING PLAN

FALL '22

Phase 2 Milestones

December 2022

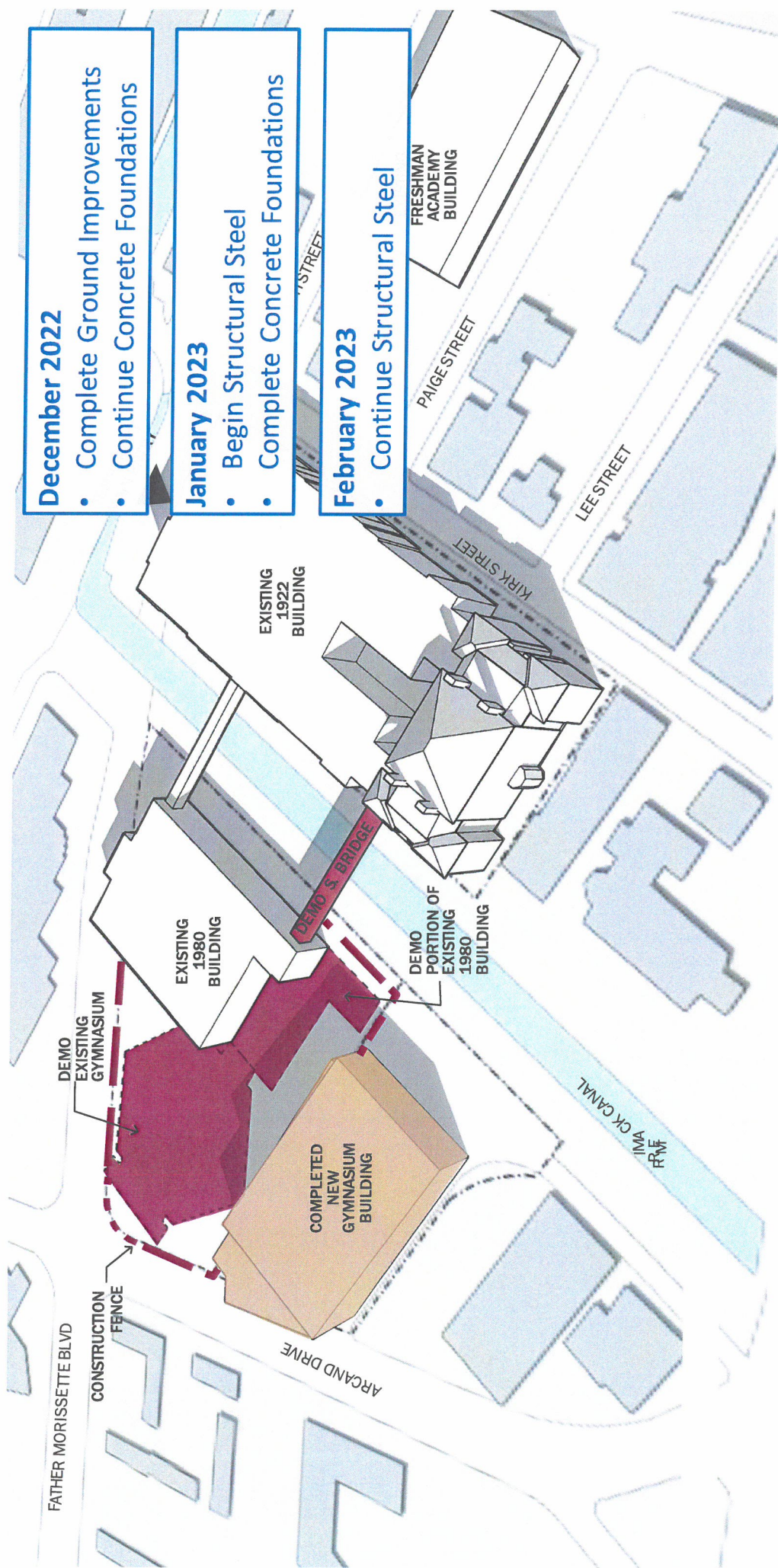
- Complete Ground Improvements
- Continue Concrete Foundations

January 2023

- Begin Structural Steel
- Complete Concrete Foundations

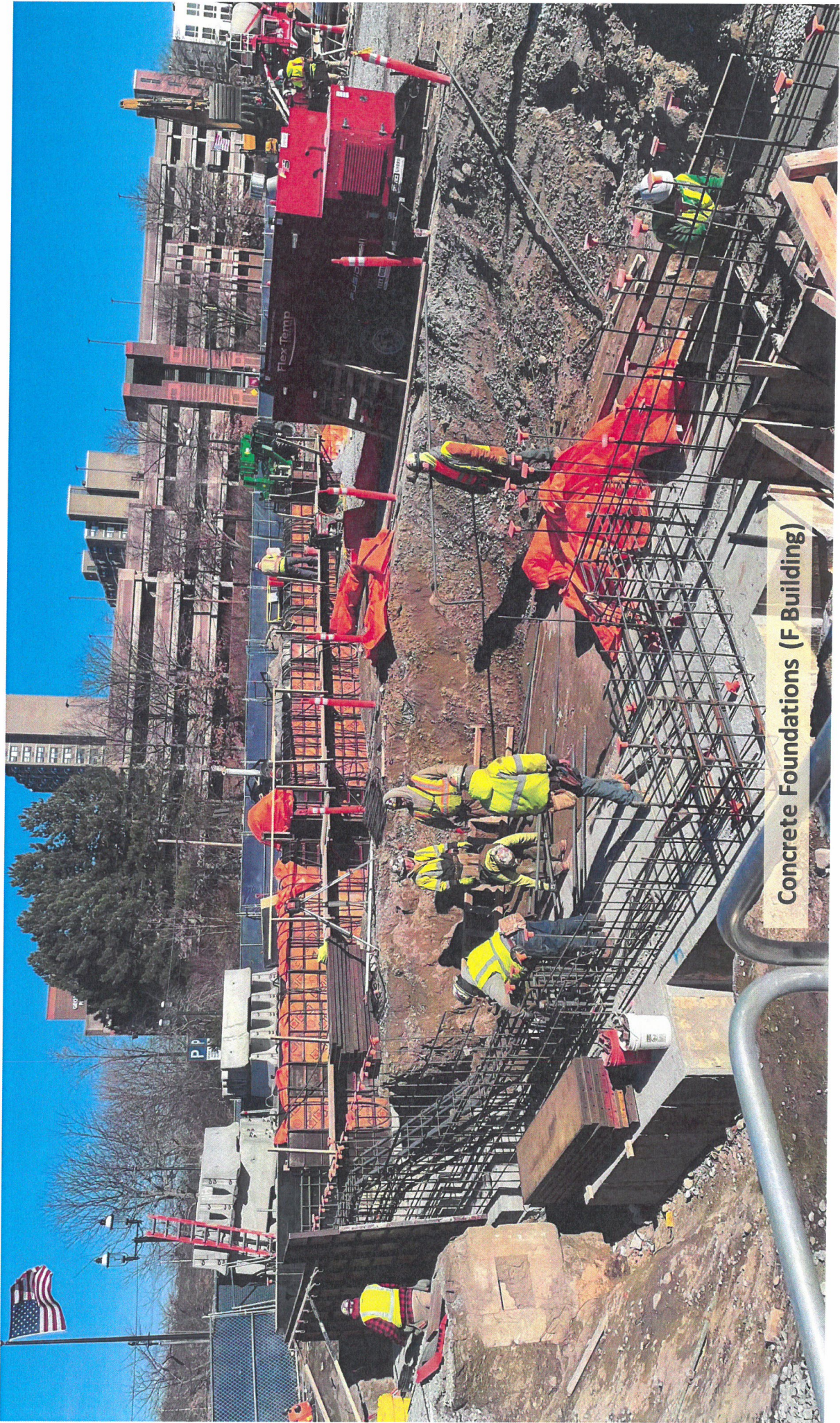
February 2023

- Continue Structural Steel

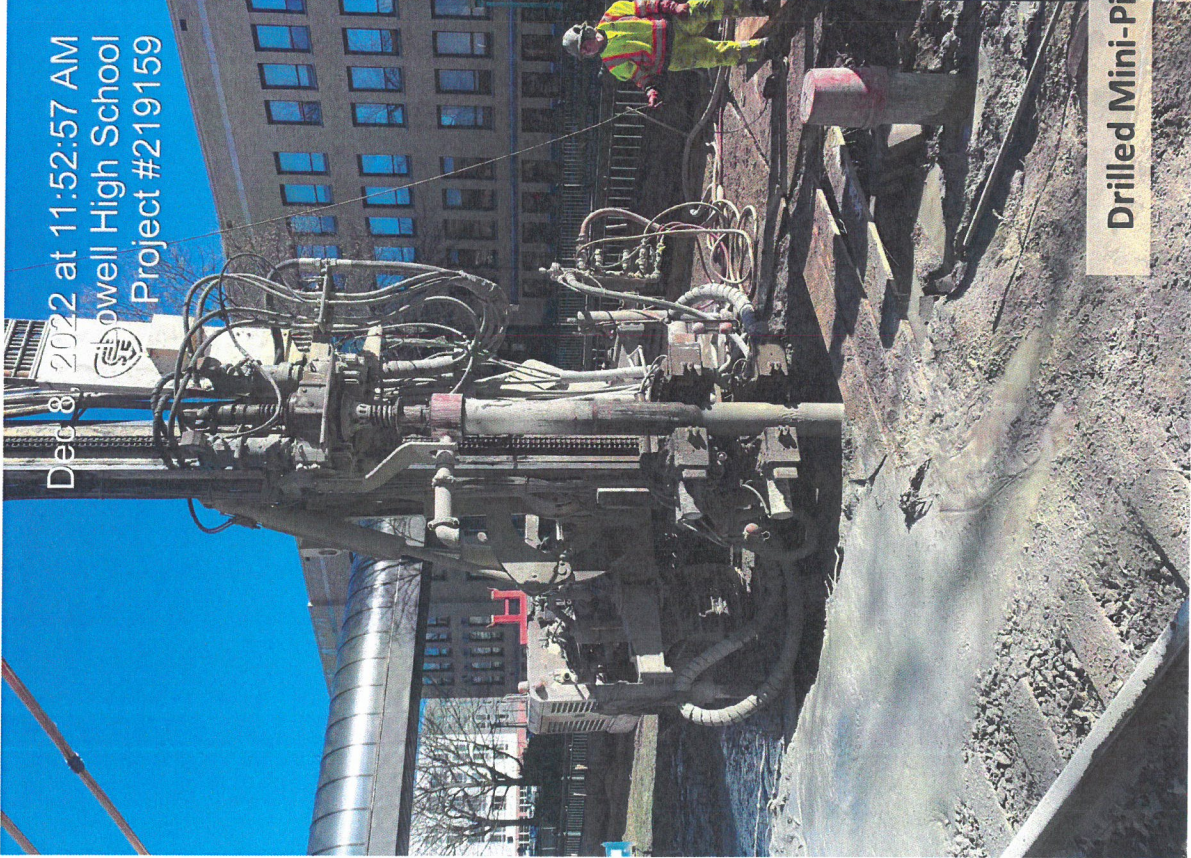




RAP Installation (N. Connector)



Concrete Foundations (F Building)

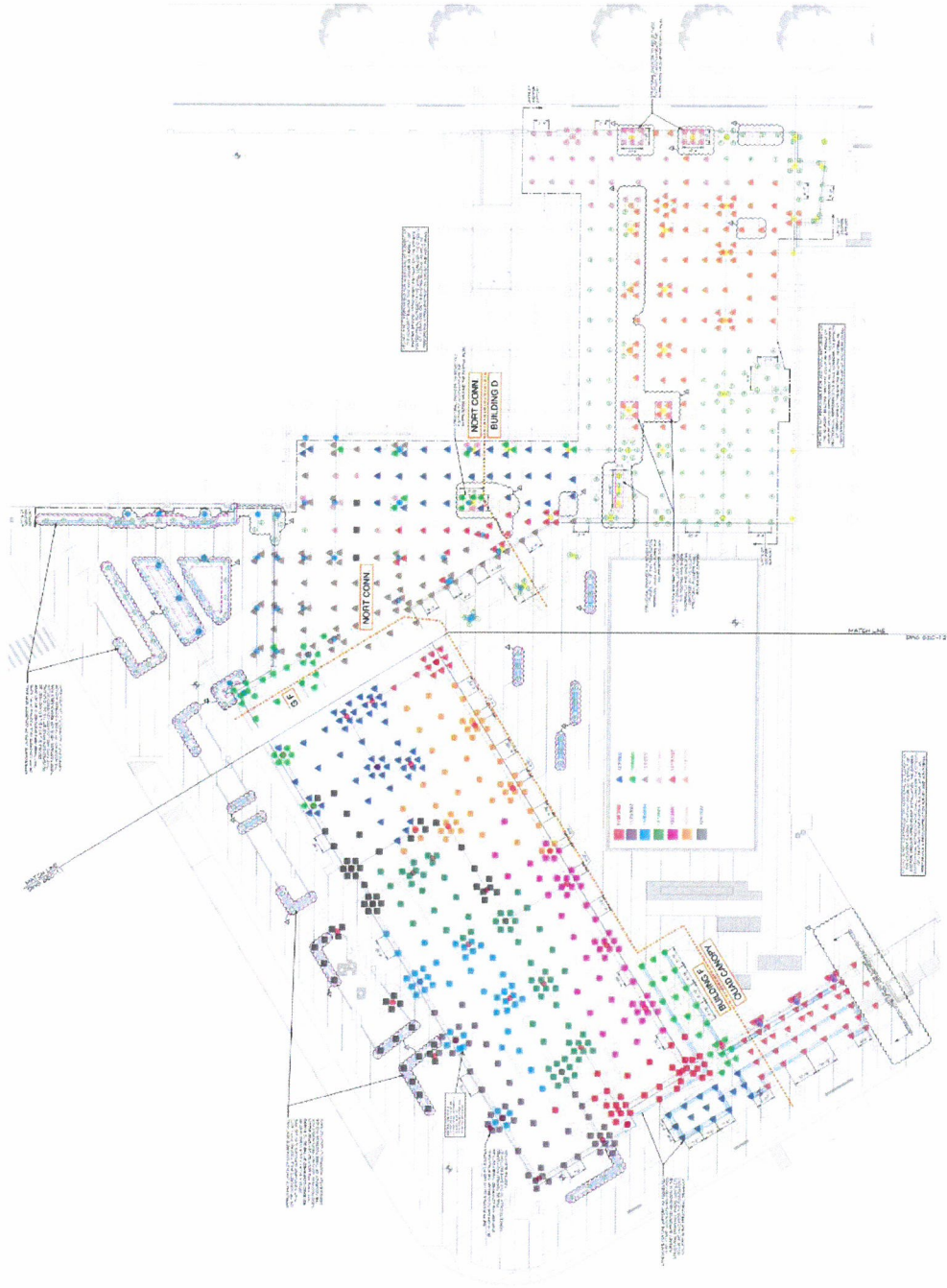


Dec 8, 2022 at 11:52:57 AM
Lowell High School
Project #219159

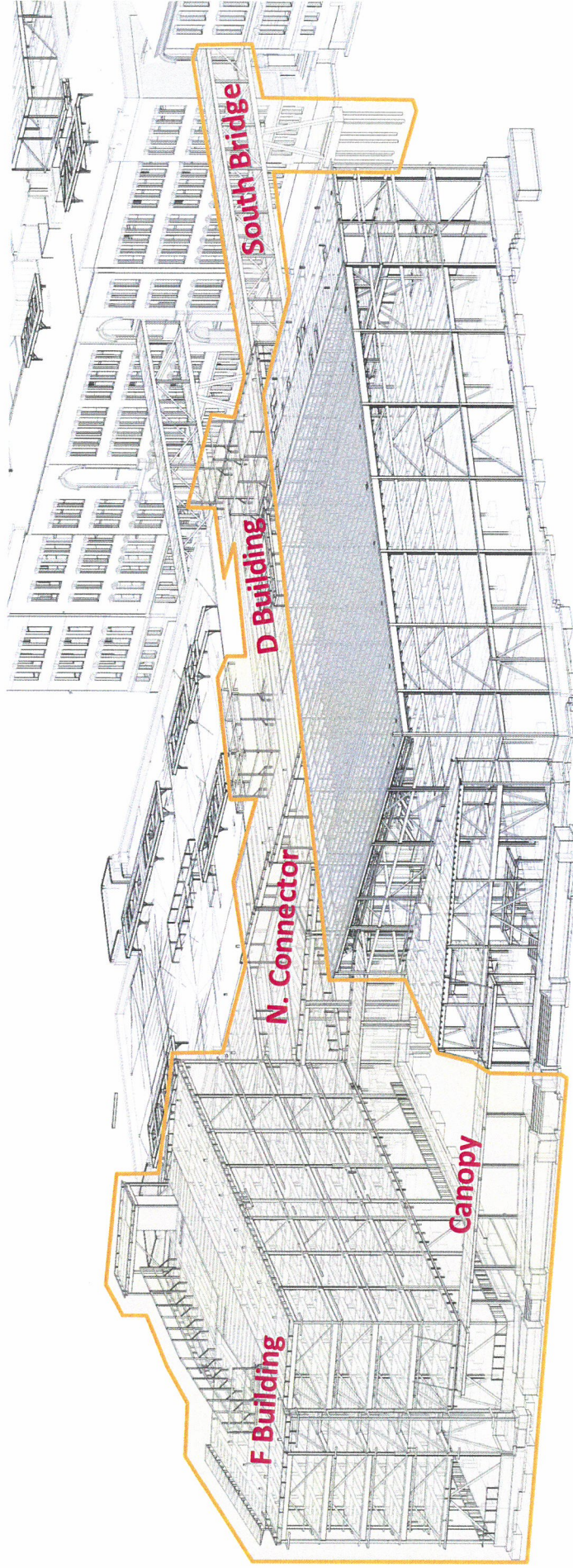


Dec 5, 2022 at 12:12:12 PM
Lowell High School
Project #219159

Drilled Mini-Piles (South Bridge)



RAP As-built thru 12/13/22



Phase 2 Structural Steel
Locus Plan

MBE/WBE and Workforce Participation Comparison*

Total MBE/WBE Contracts Awarded	Total Construction Minority Workforce
\$21,617,266	is at 25.3% of workers (365 workers & 48,295 hours)

Total Construction Female Workforce	Total Construction Lowell Resident
is at 3.6% of all workers (56 workers & 6,814 hours)	10.8% of all workers (80 workers & 20,673 hours)

Budget Summary

Feasibility Study	\$2,600,000
Arch., Eng., & OPM	\$35,545,082
CM Preconstruction	\$800,000
CM Construction	\$305,979,328
Utilities, Testing & Moving	\$2,090,912
FF&E and Technology	\$12,465,671
<i>Construction Contingency</i>	<i>\$20,433,422</i>
<i>Owner's Contingency</i>	<i>\$2,052,815</i>
TOTAL PROJECT BUDGET	\$381,967,231

Budget Summary	
Overall Project Budget Total Project Budget: \$381,967,231 Encumbered to Date: \$346,870,154 Invoiced to Date: \$102,419,699 MSBA Reimbursement to Date: \$68,968,621	Construction Contingency Budget Amount: \$21,202,474 Change Orders to Date: \$769,052 Remaining: \$20,433,422 Pending Change Requests: \$1,158,645
	Owner Contingency Budget Amount: \$2,052,815 Utilized to Date: \$0 Remaining: \$2,052,815 Pending Change Requests: \$0
	Construction Manager Contingency Budget Amount: \$7,127,302 Utilized to Date: \$377,126 Remaining: \$6,750,176 Pending Change Requests: \$327,607

Budget Update

City of Lowell
Lowell High School Project

12/13/2022

TOTAL PROJECT BUDGET - ALL COSTS ASSOCIATED WITH THE PROJECT ARE SUBJECT TO 963 CMR 2.16(5)	Propay Cost Codes	PFA Bid Budget	Encumbered to Date Total (thru Final GMP)	November, 2022
Feasibility Study Agreement				
Feasibility Study Agreement Subtotal		\$2,600,000	\$ 2,586,929.00	\$ -
Administration				
Legal Fees	0101-0000	\$0	-	
Owner's Project Manager				
Administration Subtotal		\$8,910,010	\$ 8,910,010.00	\$ 128,715.00
Architecture and Engineering				
Basic Services				
TOTAL BASIC SERVICES		\$25,245,782	\$ 25,245,782.00	\$ 119,162.00
Reimbursable Services				
Architectural/Engineering Reimb Subtotal		\$1,389,290	\$ 1,389,290.00	\$ -
Construction Costs - SUFFOLK		90% CD Budget		
Preconstruction		\$800,000	\$ 800,000.00	\$ -
Construction Base Budget		\$305,210,277	\$ 305,210,277.42	\$ 2,195,645.00
Change Order to Date Total		\$358,711,942	\$ 769,052.00	\$ (125,732)
Total Construction Budget		\$305,210,277	\$ 305,979,329.42	\$ 2,069,913.00
Amount Paid to Contractor		\$270,444,856	\$ 305,979,329.42	\$ 1,966,417.00
Miscellaneous Project Costs				
Misc. Project Costs Subtotal		\$2,090,912	\$ 1,221,804.00	\$ 2,281.00
Furnishings and Equipment				
FF&E Subtotal		\$12,465,671	\$ 737,010.00	\$ -
Total Project Budget		\$358,711,942	\$ 346,870,154.42	\$ 2,320,071.00
Construction Contingency		\$21,202,474.00	\$20,433,422.00	
Owner's Contingency		\$2,052,815.00	\$2,052,815.00	
TOTAL PROJECT BUDGET		\$381,967,231.00	\$ 369,356,391.42	

Invoiced to Date	Paid to Date	Percent Complete	Amount Remaining
\$ 2,583,341.00	\$ 2,583,341.06	99.36%	\$ 16,659
\$3,882,350	\$3,753,635	43.57%	\$ 5,027,660
\$ 18,924,317.32	\$ 18,805,155.32	74.96%	\$ 6,321,465
\$ 706,290.86	\$ 706,290.86	50.84%	\$ 682,999
\$ 797,180.00	\$ 797,180.00	99.65%	\$ 2,820
\$ 78,157,694.32	\$ 75,962,049.32	25.61%	\$ 227,052,583
\$ 577,175.00	\$ 702,907.00	0.00%	\$ 191,877
\$ 78,734,869.32	\$ 76,664,956.32	26%	\$ 227,244,460
\$ 74,798,126.63	\$ 72,929,820.63	25.61%	\$ 223,307,717
\$ 485,015.95	\$ 482,734.95	23.20%	\$ 1,605,896
\$ 243,077.00	\$ 243,077.00	1.95%	\$ 12,222,594
\$ 106,356,441.45	\$ 104,036,370.51	29.65%	\$ 253,124,553
\$ 102,419,698.76	INVOICED NET (less retainage)		

Please note MSBA System Budget of \$343,399,220 will not be updated to \$381,967,231 until GMP and PFA Bid Amendment are finalized with MSBA.